



Ananta Modular

Ananta Modular delivers versatile, 100% Australian-made modular structures that bring precision engineering and architectural excellence to the residential and commercial sectors

2-Bedroom Modular Unit

For \$99,000 our modular structures are engineered for diverse applications—ranging from accommodation and commercial spaces to healthcare and brand activations—with tailored customisation options to meet your exact specifications.

Structural and Exterior

- 100% steel-framed structure & engineered base: Termite-proof and built for transport stability.
- Vapour-seal sarking for advanced moisture and thermal barrier
- External light-gauge steel (LGS) framing for precise straight, warp-free walls.
- Fibre cement external cladding: Impact-resistant, weather-proof modern finish.
- Colorbond® roofing: Includes matching barge capping and integrated gutters.
- Aluminium glass sliding door:
- Standard window package:
 - (3x) Aluminium awning/fixed windows
 - (4x) Aluminium fixed windows



Bedrooms:

- Two private, well-proportioned bedroom areas
- Ceiling fans installed in each bedroom (optional)

Kitchen/Living:

- Contemporary white cabinetry with optimised storage practicality.
- Durable high-grade laminate benchtops
- Stainless-steel sink with integrated drainer and premium matt black finish pull-out mixer
- Electric cooktop and oven
- Externally vented canopy rangehood
- Ceiling fan installed in the living area (optional)

Bathroom / Laundry

- 600mm white vanity with basin and premium matt black finish mixer tap
- Shower enclosure equipped with mixer and rain showerhead
- Porcelain closed-coupled toilet suite
- Matt black double towel rail & toilet roll holder
- Ceiling-mounted mechanical ventilation (synchronised with lighting)
- Integrated laundry alcove with washing machine provisions

Flooring & Interior

- 100% waterproof hybrid flooring throughout living, kitchen, and bedroom
- Porcelain tiling across the bathroom floor and kitchen splashback
- Internal light-gauge steel (LGS) stud framing
- VJ wall and ceiling lining for refined aesthetic
- Water-resistant lining applied to all bathroom wet areas
- High-performance insulation on walls/ceilings with Rhinocell wrap and R2.7HD insulation
- Custom joinery with benchtops integrated into kitchen and wardrobes
- Professional two-coat paint throughout





Electrical

- Hardwired smoke alarms installed throughout
- Energy-efficient LED downlights fitted as standard
- (3x) Double power points featuring integrated USB-A and USB-C ports
- (8x) Standard double power points positioned strategically throughout
- (1x) External weatherproof power point
- Mechanical ventilation (rangehood and bathroom) ducted externally
- All electrical works completed by a licensed electrician with safety certification provided

Excluded Costs

- Planning and building permits
- Soil reporting and engineering assessment
- On-site footings and foundations
- On-site water, drainage, and power connections.
- Transport logistics (including permits) & craneage
- Customised modular designs and architecture/engineering costs associated.
- Disclaimer & Terms: Pricing is subject to site conditions and final engineering approvals. Quoted figures exclude GST, valid for 30 days

Upgrades

- Air conditioning to all 3 rooms - \$6,000
- Full-height tiling in bathroom - \$4,000
- Wardrobes in both bedrooms - \$1,750
- Small entry decking (2.4m x 1.2m) - \$6,000
- Full-length decking (11m x 1.2m) - \$19,500





ANANTA MODULAR
175 South Gippsland Hwy, Dandenong South



explore.

Our:
Reliability
Speed
Prevision.

Benefits:
Speed
Sustainability
Affordability

Modular

Custom design flexibility
Weather resistance
Consistent build quality

WE shape steel, YOU make it home.

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